

5.0 OTHER CEQA-REQUIRED DISCUSSIONS

This section discusses other issues for which CEQA requires analysis in addition to the specific issue areas discussed in Section 4.0, *Environmental Impact Analysis*. These additional issues include: (1) the potential to induce growth; and (2) significant and irreversible impacts on the environment.

5.1 GROWTH INDUCING EFFECTS

5.1.1 Economic and Population Growth

The *CEQA Guidelines* require a discussion of a proposed project's potential to foster economic or population growth, including ways in which a project could remove an obstacle to growth. Growth does not necessarily create significant physical changes to the environment. However, depending upon the type, magnitude, and location of growth, it can result in significant adverse environmental effects. Growth-inducing potential are therefore considered significant if growth could result in significant physical effects in one or more environmental issue areas. The most commonly cited example of how an economic effect might create a physical change is where economic growth in one area could create blight conditions elsewhere by causing existing competitors to go out of business and the buildings to be left vacant for extended periods.

The proposed project involves revisions to the existing Landslide Moratorium Ordinance which would revise the language of this section of the Rancho Palos Verdes Municipal Code to encompass all 47 undeveloped lots in Zone 2, rather than restricting it to only the Monks plaintiffs' lots. This would allow for the future submittal of LMEs for all of these undeveloped lots. Although no specific development is proposed at this time, it is assumed that up to 47 lots in Zone would be developed over a period of at least 10 years from adoption of the ordinance revisions in a manner consistent with the private architectural standards adopted by the Portuguese Bend Community Association and the City's underlying RS-1 and RS-2 zoning regulations.

Development that would be facilitated by the proposed ordinance revisions could include construction of up to 47 residential units and associated landscape, hardscape and accessory structures. This would generate temporary employment opportunities during construction, which would draw workers from the existing regional workforce. Since the project would involve residential development, operation of the project would not increase employment opportunities and therefore would not be growth-inducing with respect to jobs and the economy.

As discussed in Section 4.2, *Air Quality*, using the California State Department of Finance average household size for Rancho Palos Verdes of 2.75 persons, the 47 dwelling units would generate an average resident population of 130 persons (47 units x 2.75 persons/unit). The current City population is approximately 42,893, according to the most recent (January 1, 2010) California Department of Finance estimate. Therefore, the proposed project would result in a total population of 43,023 persons (42,893 + 130). This increase in population is within the City's SCAG projected 2020 population of 43,251. Since the project would be consistent with



the City's SCAG population growth forecasts, growth inducing impacts relating to population growth would be less than significant.

5.1.2 Removal of Obstacles to Growth

The project site is located in an urbanized area that is served by existing infrastructure. Improvements to water, sewer, and circulation systems and drainage connection infrastructure would be needed, but would be sized to specifically serve onsite development. This is primarily because the potential new residences would be built on existing parcels that were part of the original subdivision for the project area, which has the essential infrastructure in place to serve all of the existing lots. Extension of individual services to each potential new residence would therefore not encourage growth beyond that discussed in the EIR (47 new residences on existing lots). As described in Section 4.11, *Utilities and Service Systems*, the design, approval and construction of such wastewater conveyance facilities would be dependent upon the timing of development of the 47 undeveloped lots. As proposals for development of the 47 are submitted to the City of approval, each developer would be required to comply with the City requirements to provide adequate connections for the onsite development. Adherence to City requirements and mitigation measures U-1 through U-5 would ensure impacts to wastewater conveyance would not be significant. Because onsite development would be limited to infrastructure within the 47 undeveloped lots in the project area, project implementation would not remove an obstacle to growth.

5.2 IRREVERSIBLE ENVIRONMENTAL EFFECTS

The *CEQA Guidelines* require that EIRs reveal the significant environmental changes that would occur with project development. CEQA also requires decisionmakers to balance the benefits of a project against its unavoidable environmental risks in determining whether to approve a project. This section addresses non-renewable resources, the commitment of future generations to the proposed uses, and irreversible impacts associated with the project.

The proposed ordinance revisions would result in a long-term commitment of the 47 subject lots to construction of houses and active residential uses. Construction of the new buildings would involve the use of building materials and energy, some of which are non-renewable resources. Consumption of these resources would occur with any development in the area and are not unique to the proposed project.